

OFFICIAL MINUTES DECEMBER 11, 2013
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING

7:00PM

Page 1 of 3

MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer	X		
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda		X	
Sharon Cave	X		
Greg Larson	X		
Councilor Stu Ferguson	X		

OTHERS PRESENT: Community Development Director Steve Westbay, City Planner Andie Ruggera, and Planning Technician Pam Cunningham.

I. CALL TO ORDER AT 7:00 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS. There were none

IV. THREE-MILE COUNTY REFERRAL – LAND USE CHANGE BEMIS SUBDIVISION.

Planner Ruggera gave an overview of the process. The request is to subdivide a 3.74 acre parcel in Dos Rios into two lots. The use is compatible with rest of the area and staff has no concerns with this request. Commissioner Niemeyer asked if there is sewer capacity. Planner Ruggera responded that the property is in the Dos Rios system and there is no indication in the County staff report that it wouldn't meet sewer requirements.

Commission Discussion.

The only discussion was regarding driveway access to the new lot.

Commission Action. Councilor Ferguson moved and Commissioner Cave seconded to authorize Chair Larson to sign the letter to the County.

Roll Call Yes: Niemeyer, Ferchau, Tocke, Larson, Cave, Ferguson

Roll Call No:

Roll Call Abstain:

Motion carried

V. CONSIDERATION OF THE NOVEMBER 13, 2013 MEETING MINUTES. Commissioner Tocke moved and Commissioner Cave seconded, to approve the November 13, 2013 meeting minutes as edited.

Roll Call Yes: Ferchau, Larson, Ferguson, Cave, Tocke

Roll Call No:

Roll Call Abstain: Niemeyer

Motion carried

VI. COUNCIL UPDATE. Councilor Ferguson updated the Commission on recent Council business.

- The primary topic of discussion at the December 10th meeting was the courthouse renovation project. It boiled down to the County seeking a position from staff and Council that the changes they propose are insignificant. Council didn't see it that way. Staff's position is that it should go through the City's process [for a PUD Major Change]. The PUD was an ordinance and had a statement that there should be 43 parking spaces on that site. The PUD is the process it that allows for flexibility [in dimensional standards]. City Council said the County will have to go through the PUD change process and offered staff's help to expedite the process. They also discussed how some beginning stages of the project are in the public's interest and perhaps limited permits can be issued for those.

Commissioner Ferchau asked if the reason for the decision is because it was stated in the PUD or if it is the current use and that they are going to reduce number of employees. Director Westbay responded that the reason is because of the explicit statement in the PUD Ordinance. The reason the PUD was pursued was because of parking—it was the ultimate issue. Under the previous Commercial zoning the requirement was 150 parking spaces. When the jail facility was being reviewed, the parking wasn't going to work. The PUD was done in anticipation of a development application for the jail. Commissioner Ferchau observed that they were given the benefit of fewer spaces to begin with. He asked what the requirement for parking would be [under Commercial zoning for the proposed Court House. It would be 145 parking spaces. Director Westbay said that alternatives for parking have been explored, and the County brought forward a proposal for 45 degree parking on Teller Street, rather than 60 degrees, which would gain 10 spaces. Councilor Ferguson observed that going from 60 to 45 only gains 2 spaces per block. Discussion followed regarding streets, snow removal, and needs for the space. Councilor Ferguson stated that the presenters offered some good arguments about why the revised Courthouse plan use might be okay with fewer parking spaces. Commissioner Ferchau stated that he would like to see more parking interior to the block, not around the block.

On another topic, Commissioner Niemeyer asked about the policies on snow removal; specifically, whether snow is plowed to the center of the street versus being plowed to the curb. Councilor Ferguson said there are a variety of factors. He said windrowing (plowing to the center) is more popular [with the public], but takes more resources. Because of budget cuts, Public Works has five fewer employees. Windrowing takes more time and resources. Commissioner Niemeyer said it seems to be inconsistent which streets get windrowed or side plowed. Councilor Ferguson said that the heavier traffic streets (like Main and Tomichi) are windrowed and picked up. It is easier to do those streets at night when there is less traffic while it is sometimes easier to do residential streets in the daytime when there aren't as many cars parked on the street. However, the snow storms don't cooperate. How and when streets are plowed is more dictated by when it snows than a clock schedule. They have tried to do more windrowing, but with less staff, they are windrowing fewer streets. There is a plan, but this is the first snow storm, so there may be a different pattern than people have seen have in the past. Councilor Ferguson said suggestions are always welcome.

VII. COMMISSIONER COMMENTS

- Commissioner Ferchau said he served on the presidential search committee for the university. The committee narrowed the pool from 21 applicants to the semi-finalists. The Board of Trustees will conduct more interviews and narrow the pool to the finalists that will be brought to campus. The pool of semi-finalist is evenly split between business people and academic people. Going forward it is a matter of how the community and faculty support that person to ensure greater successes.

**OFFICIAL MINUTES DECEMBER 11, 2013
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING**

7:00PM

Page 3 of 3

VIII. PLANNING UPDATE. Director Westbay updated the Commission on recent activity in the Community Development Office.

- A River Restoration grant application has been submitted to the Colorado Water Conservation Board for initial review and consideration for their March meeting;
- Staff is collaborating with the School District on a GOCO School Play Yard Initiative grant application;
- The windows on the second floor of City Hall are being replaced.

Recently, Director Westbay

- met with a local engineer who is working on the design phase for the local US Forest Service building that will include additional improvements to the building, grading and parking lot improvements, front treatments and the sidewalk area;
- has been spending a lot of time on the County Courthouse project;
- completed staff evaluations;
- has been dealing with some zoning issues; and
- is doing AICP training for continued certification.

Commissioner Ferchau stated that, regarding the Sage-grouse listing, Director Westbay did an excellent job representing the interests of the City and articulating the issues that go beyond city boundaries.

IX. ADJOURN. Chair Larson adjourned to a Work Session at 7:32 p.m.

Greg Larson, Chair

Attest:

Pam Cunningham, Secretary